

# Executive Summary Report

Appraisal Date 1/1/2002 - 2002 Assessment Roll

Area Name / Number: South Beacon Hill / Area 79

Previous Physical Inspection: 1997

## Sales - Improved Summary:

Number of Sales: 329

Range of Sale Dates: 1/1/2000 – 12/31/2001

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$56,300	\$133,300	\$189,600	\$210,700	90.0%	14.43%
2002 Value	\$64,000	\$143,500	\$207,500	\$210,700	98.5%	11.13%
Change	+\$7,700	+\$10,200	+\$17,900		+8.5%	-3.30%
% Change	+13.7%	+7.7%	+9.4%		+9.4%	-22.87%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of –3.30% and –22.87% actually represent an improvement.

Sales used in Analysis: All improved sales which were verified as good were included in the analysis. Multi-parcel, multi-building, and mobile home sales were excluded. In addition the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2001 Assessment Roll. This excludes previously vacant and destroyed property partial value accounts.

## Population - Improved Parcel Summary Data:

	Land	Imps	Total
2001 Value	\$57,900	\$130,300	\$188,200
2002 Value	\$65,900	\$139,000	\$204,900
Percent Change	+13.8%	+6.7%	+8.9%

Number of improved Parcels in the Population: 4,553

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2001 or 2002 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

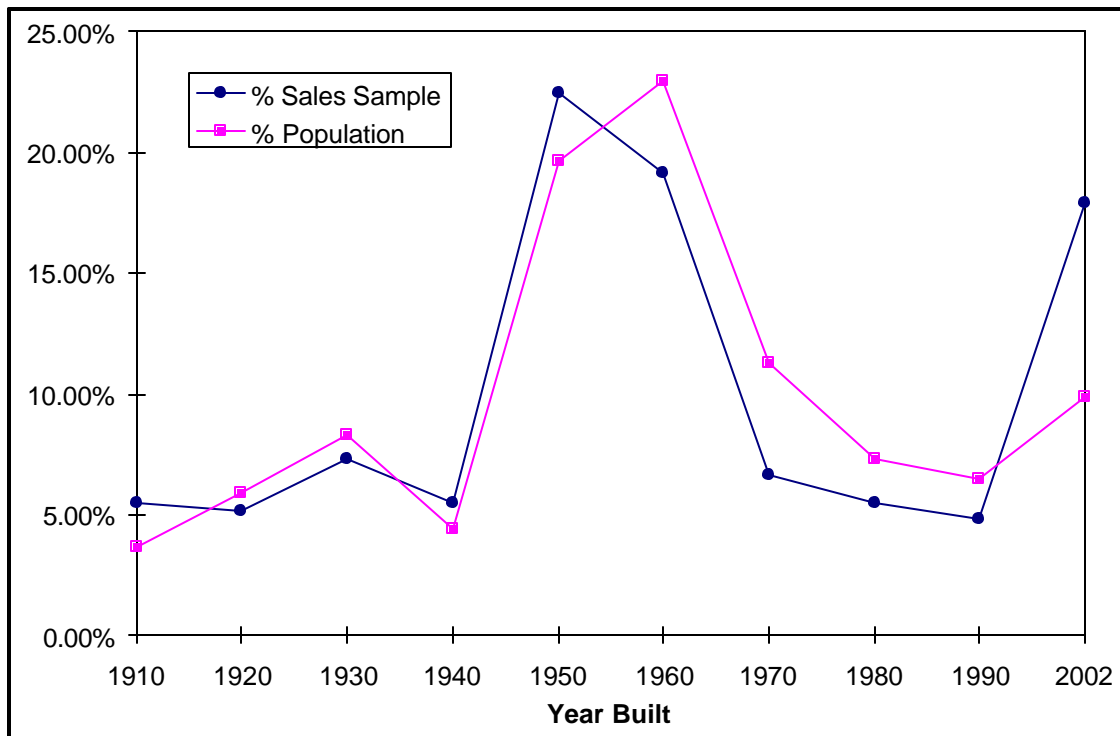
## Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2002 Assessment Roll.

### Sales Sample Representation of Population - Year Built

Year Built	Frequency	% Sales Sample
1910	18	5.47%
1920	17	5.17%
1930	24	7.29%
1940	18	5.47%
1950	74	22.49%
1960	63	19.15%
1970	22	6.69%
1980	18	5.47%
1990	16	4.86%
2002	59	17.93%
	329	

Year Built	Frequency	% Population
1910	168	3.69%
1920	269	5.91%
1930	379	8.32%
1940	201	4.41%
1950	895	19.66%
1960	1047	23.00%
1970	514	11.29%
1980	334	7.34%
1990	296	6.50%
2002	450	9.88%
	4553	

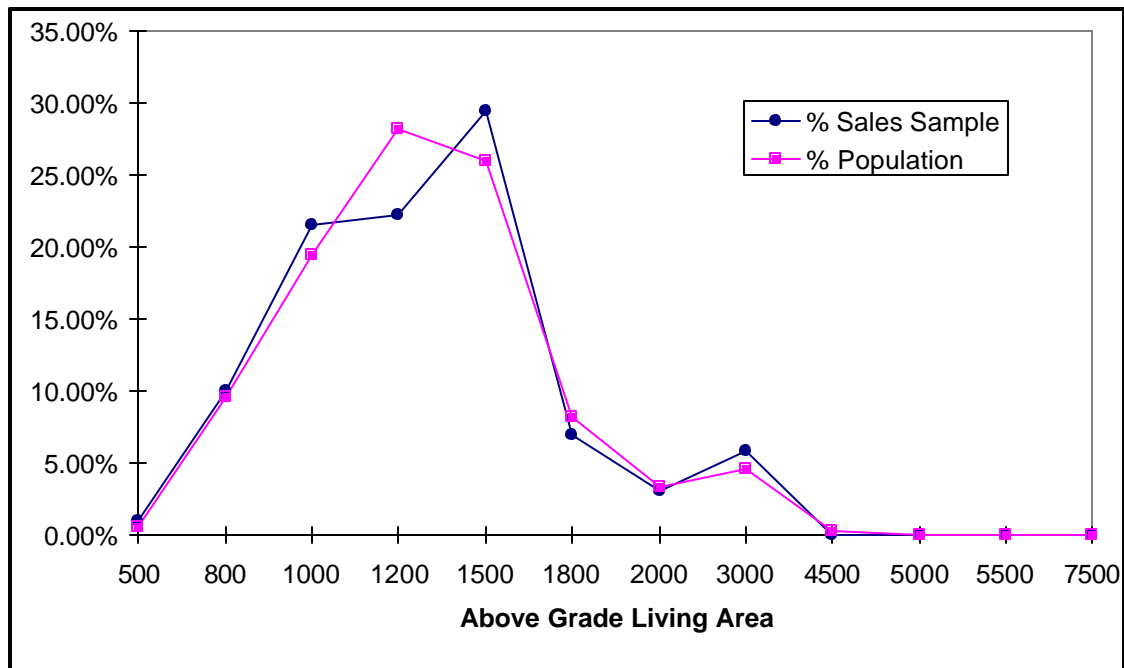


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### ***Sales Sample Representation of Population - Above Grade Living Area***

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	3	0.91%
800	33	10.03%
1000	71	21.58%
1200	73	22.19%
1500	97	29.48%
1800	23	6.99%
2000	10	3.04%
3000	19	5.78%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
329		

<b>Population</b>		
AGLA	Frequency	% Population
500	25	0.55%
800	435	9.55%
1000	883	19.39%
1200	1283	28.18%
1500	1185	26.03%
1800	372	8.17%
2000	150	3.29%
3000	206	4.52%
4500	13	0.29%
5000	0	0.00%
5500	0	0.00%
7500	1	0.02%
4553		

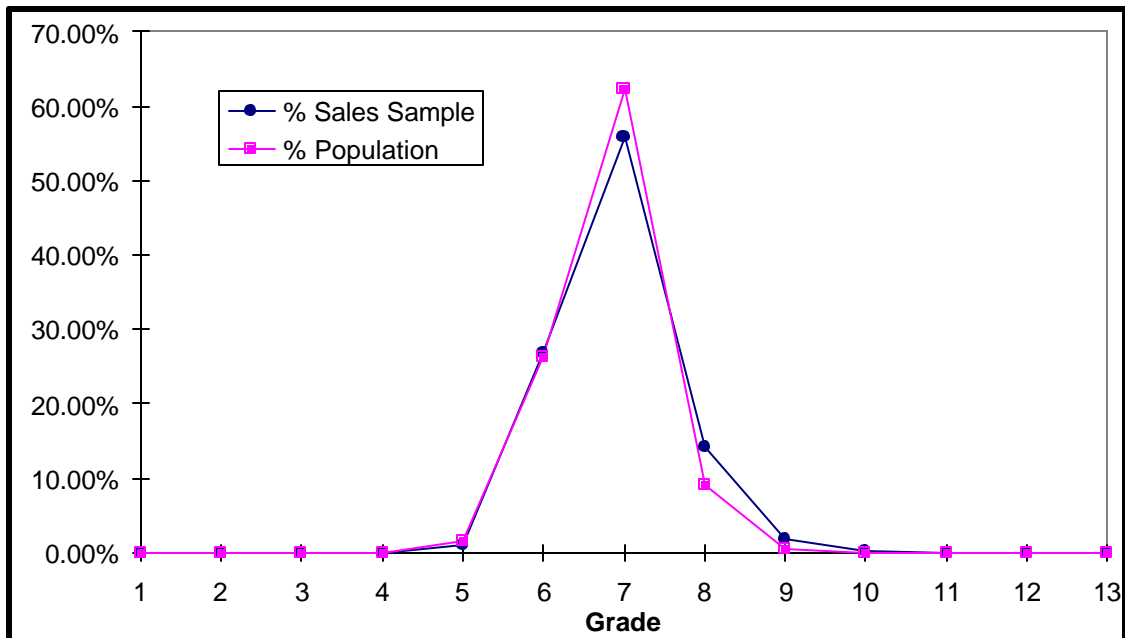


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### ***Sales Sample Representation of Population - Grade***

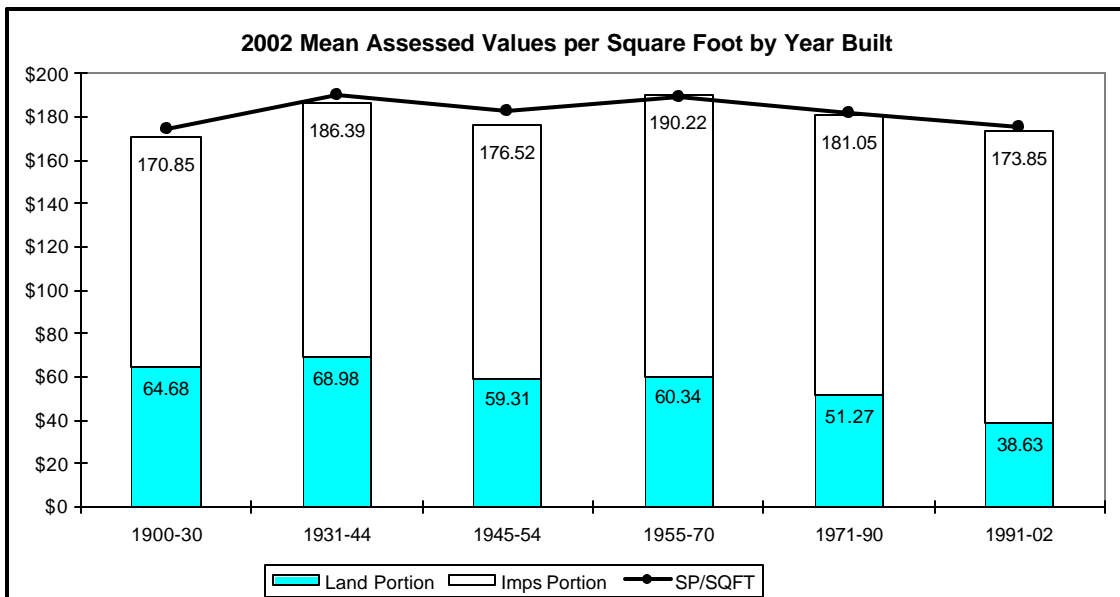
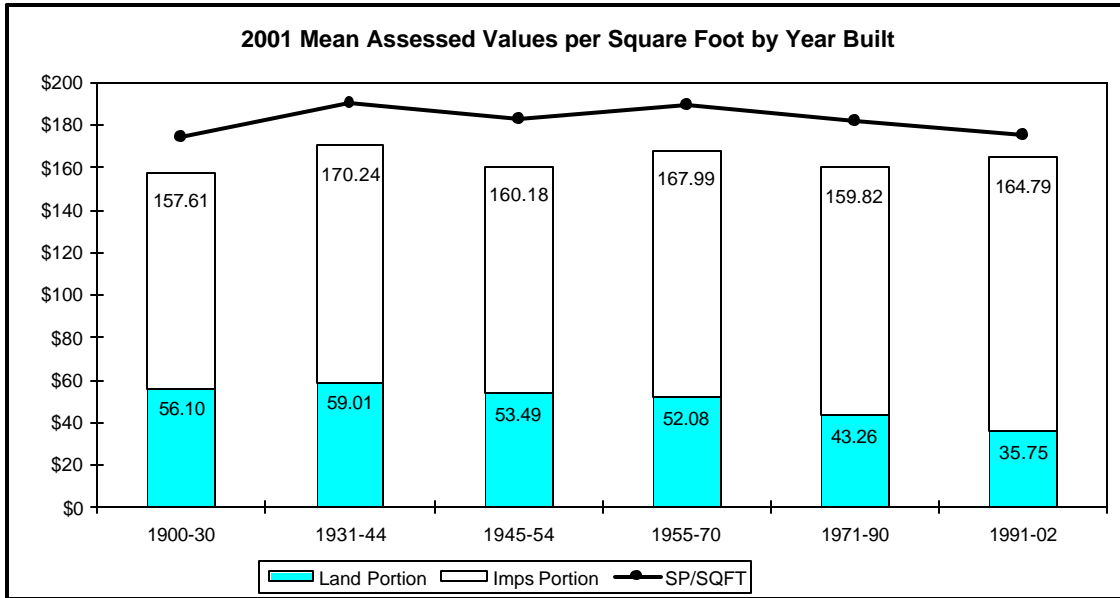
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	3	0.91%
6	88	26.75%
7	184	55.93%
8	47	14.29%
9	6	1.82%
10	1	0.30%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	329	

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	3	0.07%
5	74	1.63%
6	1201	26.38%
7	2832	62.20%
8	411	9.03%
9	28	0.61%
10	4	0.09%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	4553	



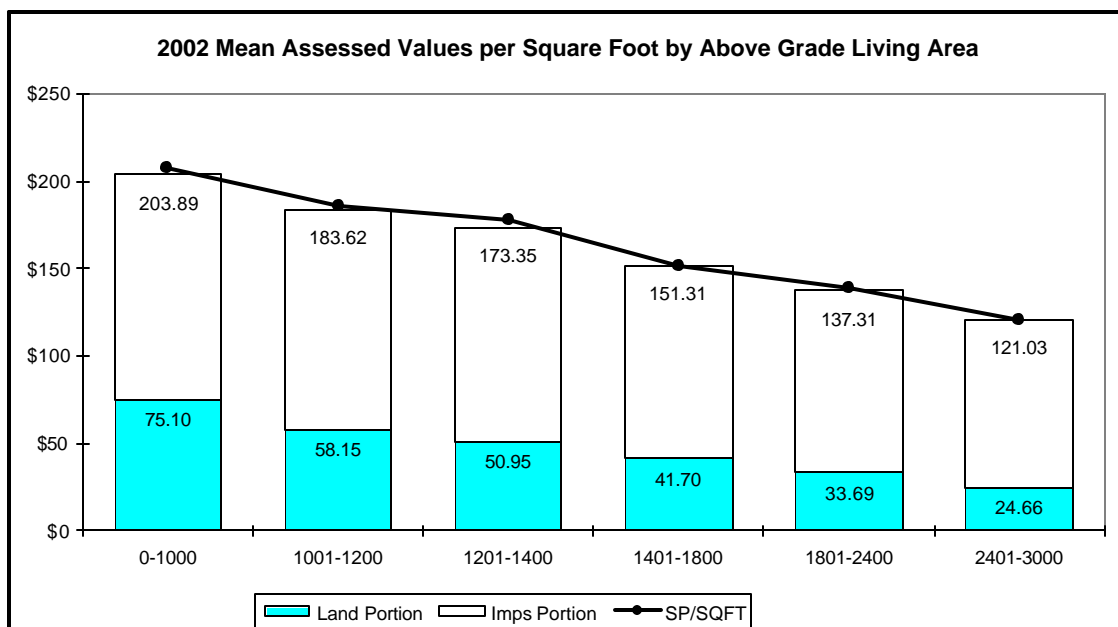
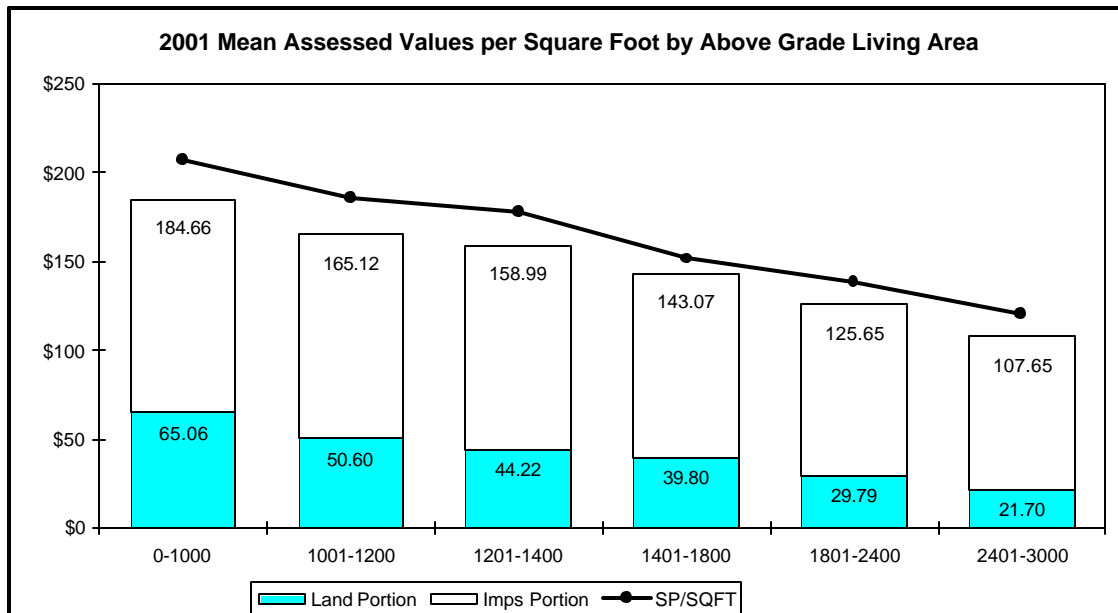
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

## ***Comparison of 2001 and 2002 Per Square Foot Values by Year Built***



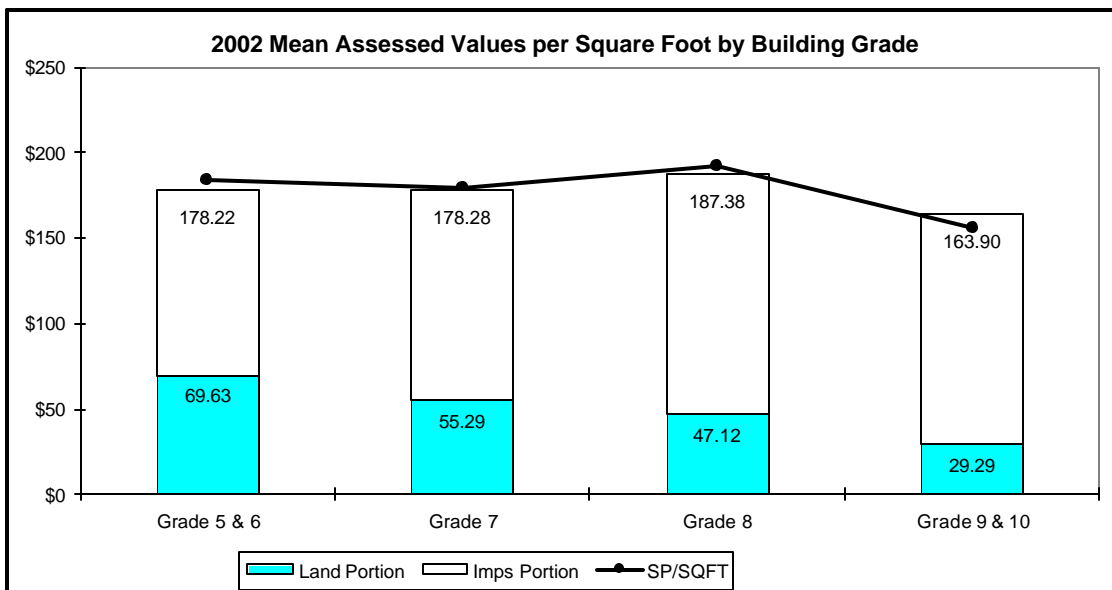
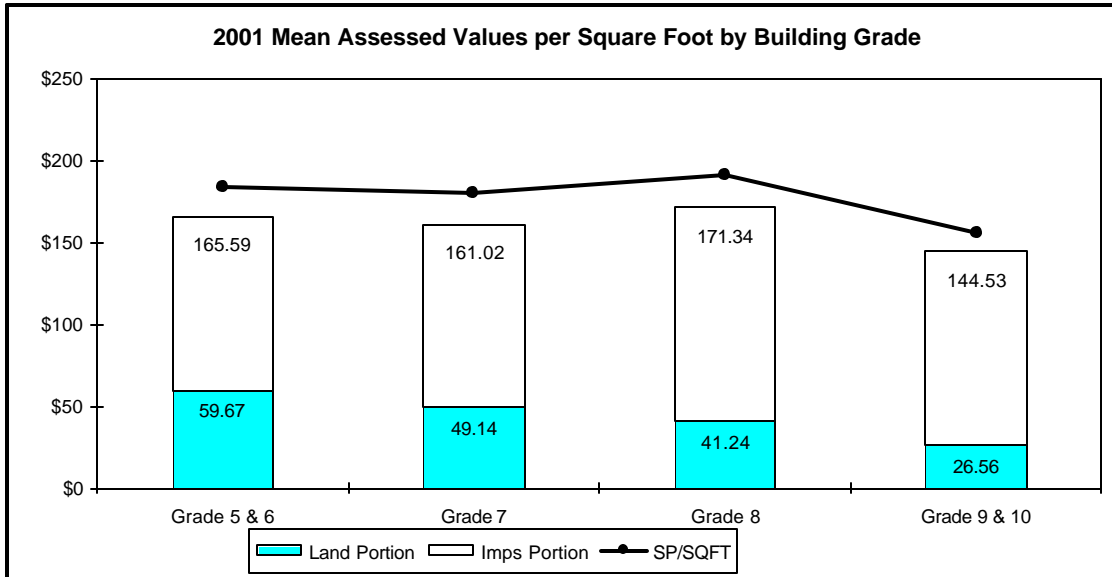
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2001 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## ***Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area***



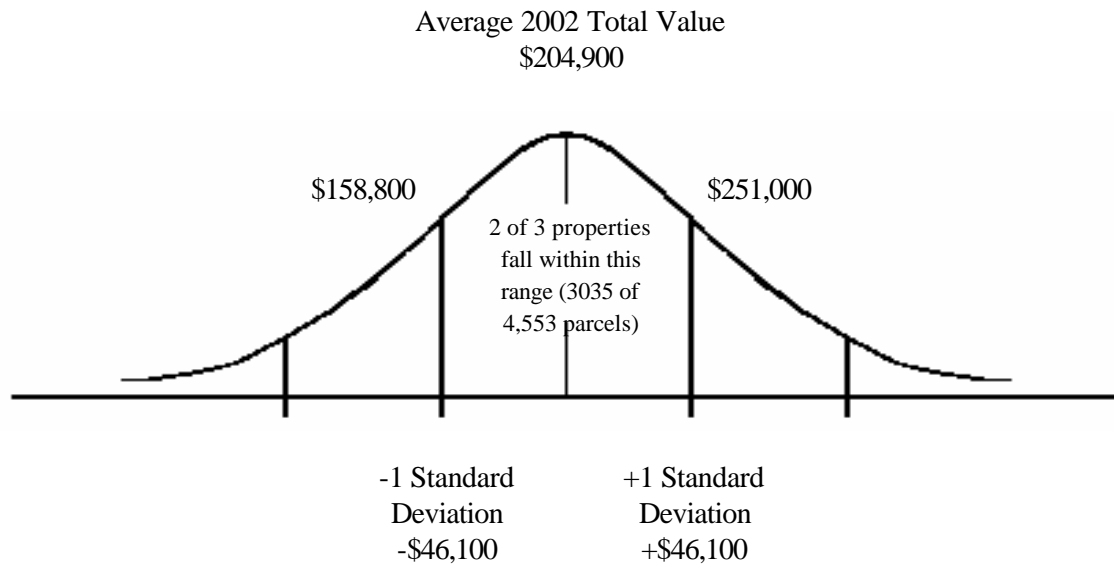
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2001 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## Comparison of 2001 and 2002 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2001 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## ***Population Summary***



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2001 or 2002 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.



## Analysis Process

### ***Highest and Best Use Analysis***

**As if vacant:** Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

**As if improved:** Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

**Standards and Measurement of Data Accuracy:** Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

### ***Special Assumptions, Departures and Limiting Conditions***

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- ? Sales from 1/1/2000 to 12/31/2001 (at minimum) were considered in all analyses.
- ? No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments, averaged any net changes over that time period.
- ? King County Residential Appraisers have carefully considered the impact of the national and regional economy on King County's residential real estate market. Prior to the current assessment cycle, countywide ratio studies were performed to reaffirm market direction and promote uniform valuation.
- ? This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

## ***Identification of the Area***

### **Name or Designation:**

South Beacon Hill

### **Boundaries:**

The area is defined by the boundaries of Martin Luther King Jr Way and Renton Avenue on the East, Fifteenth Avenue and I-5 on the West, South Snoqualmie Street and Columbian Way to the North and the city limits of Tukwila to the south.

### **Maps:**

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

### **Area Description:**

Area 79 is comprised of the South Beacon Hill neighborhood of Seattle. It spans East to West from Martin Luther King Jr Way and Renton Avenue to I-5/15<sup>th</sup> Avenue South and from North to South from South Snoqualmie Street and Columbian Way to the South end of Boeing Field. It has good access North and South on I-5 and to downtown Seattle as it is bounded to the West by Interstate 5. There are several main arterials running through this area including Martin Luther King Jr Way, Beacon Avenue South and South Myrtle. The typical property includes a grade 7 house built in the 40's or 50's. The typical lot size is from 5,000 to 7,500 square feet. The area is almost entirely platted with a sprinkling of tax lots clustered around the power line right of way that runs through this area.

## ***Preliminary Ratio Analysis***

A Ratio Study was completed just prior to the application of the 2002 recommended values. This study benchmarks the current assessment level using 2001 posted values. The study was also repeated after application of the 2002 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 14.43% to 11.13%.

## ***Scope of Data***

### **Land Value Data:**

Vacant sales from 1/1/2000 to 12/31/2002 were given primary consideration for valuing land. All vacant land sales were verified by field appraisers. A list of sales used and removed from this analysis are included later in the body of this report.

### **Improved Parcel Total Value Data:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all

sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the “Sales Used” and “Sales Removed” sections of this report. Additional information resides in the Assessor’s procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor’s cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor’s cost model was developed by the King County Department of Assessments in the early 1970’s. It was recalibrated in 1990 to roughly approximate Marshall & Swift’s square foot cost tables, and is indexed annually to keep up with current costs.

## **Land Model**

### ***Model Development, Description and Conclusions***

Currently there are 5,332 parcels in area 79. Approximately 85% of the population is improved. Essentially all are platted lots but there is a sprinkling of tax lots mostly around the power line right of way that runs through this area. Although there are three sub-areas in area 79 they share more in common than disparity. This is a fairly homogeneous area that has been divided into neighborhoods as defined by the appraisers working the area. The land values are calculated by appraiser defined locations, adjustments for land characteristics and lot size square footage. The schedule for these values is on the following page.

The sub-areas share influencing factors such as traffic noise, airport noise (Boeing Field is located just across I-5), power line right of way, access, topography (there are two steep hillsides along the ridge of Beacon Avenue), restrictive size and shape of the lot, water problems (i.e. environmentally critical area restrictions), and view designations. The specific adjustments are listed on the next page on the Land Value Model Calibration page. The adjustments are aspects of valuation that this area shares in common.

There is a relative lack of vacant land sales but the sales included were all used to help develop the various adjustments. The number of sales were deemed adequate to develop the comprehensive land valuation schedule. Locational or “neighborhood” adjustments were also identified by physical inspection of the areas being analyzed and backed by vacant sales. Exception parcels were appraised by direct sales comparison with appraiser judgment utilized in final valuation decision making. Exceptions to be considered would be larger lots, lots with restrictions and lots with a combination of topographical problems, access problems and environmentally critical areas. The sales used for valuation are included in the body of this report.

## Land Value Model Calibration

Base Land Values				
Lot Size (sq. ft.)	Market segment A	Market segment B	Market segment C	Market segment D
250	\$175	\$175	\$175	\$198
500	\$350	\$350	\$350	\$395
750	\$525	\$525	\$525	\$593
1000	\$7,000	\$8,000	\$9,000	\$11,000
1250	\$11,000	\$13,000	\$14,000	\$16,000
1500	\$18,000	\$22,500	\$23,000	\$26,000
1750	\$18,000	\$22,500	\$23,000	\$26,000
2000	\$36,000	\$45,000	\$50,000	\$56,000
2250	\$36,000	\$45,000	\$50,000	\$56,000
2500	\$36,000	\$45,000	\$50,000	\$56,000
2750	\$36,000	\$45,000	\$50,000	\$56,000
3000	\$36,000	\$45,000	\$50,000	\$56,000
3250	\$36,000	\$45,000	\$50,000	\$56,000
3500	\$36,000	\$45,000	\$50,000	\$56,000
3750	\$37,000	\$46,000	\$52,000	\$59,000
4000	\$39,000	\$48,000	\$54,000	\$61,000
4250	\$41,000	\$51,000	\$57,000	\$64,000
4500	\$43,000	\$53,000	\$59,000	\$67,000
4750	\$45,000	\$56,000	\$63,000	\$71,000
5000	\$48,000	\$59,000	\$66,000	\$74,000
5250	\$48,000	\$60,000	\$67,000	\$76,000
5500	\$50,000	\$62,000	\$69,000	\$78,000
5750	\$51,000	\$63,000	\$70,000	\$79,000
6000	\$52,000	\$65,000	\$73,000	\$82,000
6250	\$52,000	\$65,000	\$73,000	\$82,000
6500	\$53,000	\$66,000	\$74,000	\$83,000
6750	\$53,000	\$66,000	\$74,000	\$83,000
7000	\$54,000	\$67,000	\$75,000	\$84,000
7250	\$54,000	\$67,000	\$75,000	\$84,000
7500	\$57,000	\$71,000	\$79,000	\$89,000
8000	\$60,000	\$75,000	\$84,000	\$95,000
9000	\$64,000	\$80,000	\$89,000	\$100,000
10000	\$71,000	\$88,000	\$98,000	\$110,000
11000	\$71,000	\$88,000	\$98,000	\$110,000
12000	\$71,000	\$88,000	\$98,000	\$110,000
14000	\$71,000	\$88,000	\$98,000	\$110,000
16000	\$72,000	\$90,000	\$100,000	\$112,000
18000	\$74,000	\$92,000	\$103,000	\$116,000
20000	\$76,000	\$94,000	\$105,000	\$118,000
22000	\$77,000	\$96,000	\$107,000	\$120,000
24000	\$79,000	\$98,000	\$109,000	\$123,000
26000	\$80,000	\$100,000	\$111,000	\$125,000
28000	\$82,000	\$102,000	\$114,000	\$128,000
30000	\$84,000	\$104,000	\$116,000	\$130,000
35000	\$85,000	\$106,000	\$118,000	\$133,000
40000	\$87,000	\$108,000	\$120,000	\$135,000
45000	\$88,000	\$110,000	\$123,000	\$138,000

View adjustments (apply to all Base Land Values)	
<b>Lake Washington</b>	
Fair	+10%
Average	+20%
Good	+30%
Excellent	+40%
<b>Territorial</b>	
Average	+10%
Good	+20%
Excellent	+30%
<b>Cascade Mountains</b>	
Average	+10%
Good	+15%
Excellent	+20%

Traffic Noise (Apply to all Base Land Values)	
Moderate	-5%
Heavy	-10%
Extreme	-15%

Topography (Apply to all Base Land Values)	
Moderate to Extreme	-10% to -90%

The above adjustments were typically used to value land. However, in all cases appraiser judgment prevailed. View adjustments are based on the predominant view for the property. For example, a property with a Fair Lake Washington view and an excellent territorial view would receive a total upward adjustment of 30% to the base land value.

**Verified Vacant Sales Available to Develop the Valuation Model**  
**Area 79**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
4	333300	2305	10/13/00	73000	5169	N	N
4	743900	0055	09/05/01	59000	5355	Y	N
4	785700	0610	11/29/00	333334	27404	N	N
4	785700	1532	07/26/01	90000	4717	N	N
4	785700	4131	01/13/00	65000	5007	N	N
4	786650	0205	06/12/00	67000	8981	N	N
6	212470	0255	09/19/01	170000	26100	N	N
6	272404	9073	06/07/00	85600	8113	N	N
6	383960	0053	05/24/00	80000	6755	N	N
6	400600	0268	08/24/00	64500	5390	N	N
6	789630	0270	12/22/00	68000	18200	N	N
7	055500	0307	02/15/01	70000	5220	Y	N
7	171490	0861	03/08/01	43000	6030	N	N
7	373280	0211	08/24/01	92500	7909	N	N
* 7	733840	0525	11/16/00	90000	5000	N	N
* 7	733840	0585			2500	N	N
7	733840	1185	07/18/00	50000	2500	N	N
7	733840	2460	11/08/00	72000	6200	N	N
** 7	785700	3205	12/20/00	59000	3205	N	N
	* Multi-Parcel Sale						
	** Sale included plans & permits						

## ***Improved Parcel Total Value Model:***

### ***Model Development, Description and Conclusions***

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/1/2000 to 12/31/2001 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

The sales sample represents the population well for most characteristics. There are more sales proportionately of newer homes in the sales sample than in the population. This is considered normal for this area because most new homes in this area are built for speculation and exposed to the market for sale. Charts which illustrate these representations are included in the executive summary section of this report.

A single multiplicative model was developed for this area, calibrated using multiple regression analysis, a statistical technique for estimating market value from sales and characteristics. The analysis of this area consisted of a general review of applicable characteristics such as base land value, building grade, baths, age, condition, stories, living area, covered parking, views, lot size, traffic noise, topography, sub areas, neighborhoods, as well as others. The results of this analysis were utilized to build the model for this area. The model developed for this area is explained in the Model Calibration section below. It includes a list of the variables and their definitions. The complete area model equation and exception parcel parameters are also included in the same section below.

At all times during the model building process different possibilities were discussed with team members and other crew members developing formulas. The team members are most aware of all aspects of their particular geographic area and their input was fully utilized. There were neighborhood considerations but most were addressed in the land valuation aspect of developing total value.

There are no waterfront parcels and acreage type parcels are not a consideration in this area. Typically the larger near acreage size lots are owned by government agencies and a large portion of them have topography issues. Currently, development of these parcels is unlikely.

The resulting value estimates were applied to the majority of the improved parcels in the area with the exception of parcels that have more than one building per site.

There were some cases where the valuation model was not applicable. Appraisers have four other options in valuing such properties. A list of all five valuation options along with some reasons that an appraiser might select a particular type of value estimate follows. In all cases appraiser judgment was used in selecting the value for each parcel.

**EMV** (estimated Market Value) – Market derived estimate suited to the majority of properties in the area – those that do not have unusual characteristics, which substantially affect their market value.

**RCN** (reconstruction Cost New) – Suited to newer construction where there is little or no depreciation

**RCNLD** (Reconstruction Cost New Less Depreciation) – Suited to older buildings where there are few comparable sales. An example of this might be single tax parcels with two houses.

**Previous Value** – Suited to parcels where there is no market evidence of a change in the land or building values.

**Own** – A write-in amount where other estimates are not suitable. For example, an adjustment to EMV might be necessary for an unusual characteristic, and this adjusted amount becomes a write-in value.

The improved parcel total value models are included later in this report.



## ***Improved Parcel Total Value Model Calibration***

### **Estimated Market Value Equation Multiplicative Model Area 79**

#### **Base EMV Model**

<b>Variables</b>	<b>Definitions/Transformations</b>
BaseLandC	Base Land (LN of land value divided by 1000)
GradeC	Building Grade
FairYN	Fair Condition=Yes/No
GoodYN	Good Condition=Yes/No
BathsC	Number of Bathrooms = full bath + $\frac{3}{4}$ bath + $\frac{1}{2}$ bath
TotCvdPkgC	LN of Total Covered Parking/10=Basement garage + attached garage + detached garage + carport
FstFlrC	LN of First Floor Square footage/100
HlfFlrC	LN of Half Floor Square footage/100
SndFlrC	Second floor + Upper floor square footage
UnfinBsmtNoGarC	Unfinished basement area not including garage
FinBsmtC	Finished basement area
BrickStoneYN	Brick/Stone=Yes/No (If brick/stone is > 50% then “yes”)
AgeCx	Age of improvement (year built or year renovate – whichever is greater)

\*LN represents conversion to natural log

Please note: The above definitions/transformations are designed as a basic written explanation of the variables for the total valuation model for this area. The above variable transformations are not written in a mathematical format.

#### **Area 79 Formula:**

##### **Model**

$$3.278565 + .1840479 * \text{BaseLandC} + 9.290917\text{E-}02 * \text{GradeC} - 8.389104\text{E-}02 * \text{FairYN} + .0383411 * \text{GoodYN} + .1167253 * \text{BathsC} + .0124216 * \text{TotCvdPkgC} + .222428 * \text{FstFlrC} + 5.093781\text{E-}02 * \text{HlfFlrC} + 8.469045\text{E-}02 * \text{SndFlrC} + 4.732076\text{E-}02 * \text{UnfinBsmtNoGarC} + 6.471792\text{E-}02 * \text{FinBsmtC} + 2.470871\text{E-}02 * \text{BrickStoneYN} - 4.842516\text{E-}02 * \text{AgeCx}$$

Total value (EMV) = exponential of the sum of coefficients times 1000

##### **Exception Parcels – EMV = 0 if**

Number of buildings does not equal one

Lot size is less than 1000 square feet

Building Grade is less than 3

Total EMV is less than Base Land Value  
Building condition is less than fair

## ***Glossary for Improved Sales***

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Verified Improved Sales Available to Develop the Valuation Model  
Area 79**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
4	171190	0030	12/26/01	92000	670	0	5	1916	3	4000	Y	N	5315 32ND AV S
4	945920	0030	09/27/01	153000	480	0	6	1939	3	3800	Y	N	5310 32ND AV S
4	785700	1410	04/27/00	139000	520	0	6	1925	3	5512	Y	N	6134 28TH AV S
4	941840	0165	06/26/01	133000	620	0	6	1909	3	6864	Y	N	3338 S GRAHAM ST
4	945920	0040	04/25/00	134500	620	620	6	1942	3	3800	Y	N	5316 32ND AV S
4	333300	2300	05/25/01	194000	670	220	6	1934	3	9007	Y	N	6525 33RD AV S
4	008100	0005	09/21/00	133000	700	0	6	1941	3	4879	Y	N	6502 28TH AV S
4	785700	1555	04/12/01	168000	720	260	6	1942	3	4559	Y	N	6409 29TH AV S
4	268560	0120	07/07/00	125000	730	0	6	1925	3	5518	Y	N	5910 25TH AV S
4	933180	0450	09/08/00	159950	730	240	6	1925	4	5000	Y	N	5516 33RD AV S
4	933180	0165	09/07/01	199950	770	0	6	1948	3	4400	Y	N	5518 32ND AV S
4	933180	0125	09/24/01	145000	790	0	6	1913	3	3700	Y	N	5405 33RD AV S
4	008100	0025	03/24/00	152000	830	0	6	1943	4	3880	Y	N	6516 28TH AV S
4	785700	0940	05/23/00	165500	830	0	6	1953	4	5480	Y	N	2840 S JUNEAU ST
4	785700	0930	03/19/01	183000	830	430	6	1953	4	5480	Y	N	2844 S JUNEAU ST
4	541410	0260	07/10/00	145000	860	0	6	1903	3	6000	Y	N	4734 30TH AV S
4	105900	0015	02/20/01	135000	900	0	6	1915	3	6600	Y	N	3112 S HUDSON ST
4	785700	1585	10/16/00	151000	920	270	6	1942	3	5664	Y	N	6412 28TH AV S
4	274210	0019	08/31/00	185000	930	120	6	1952	3	5156	Y	N	3043 S DAWSON ST
4	268560	0090	09/22/00	189000	1030	500	6	1921	3	6969	Y	N	5929 25TH AV S
4	266050	0215	11/16/00	125000	1080	0	6	1903	3	5075	Y	N	3203 S HUDSON ST
4	333300	2172	04/17/01	167000	1080	0	6	1979	3	6800	Y	N	3553 B S MORGAN ST
4	417460	0041	10/09/01	225000	1090	0	6	1926	3	19745	Y	N	4726 26TH AV S
4	268560	0075	04/25/00	159500	1130	550	6	1927	3	8970	Y	N	5909 25TH AV S
4	166250	0035	05/01/00	132000	1230	0	6	1920	3	9750	Y	N	6742 38TH AV S
4	274210	0005	10/24/00	265000	1330	0	6	1909	4	6720	Y	N	5219 32ND AV S
4	785700	1530	10/27/00	175000	1350	500	6	1944	3	4717	Y	N	6402 29TH AV S
4	789060	0130	09/27/00	192450	1530	550	6	1912	4	8000	Y	N	5948 31ST AV S
4	529520	0020	03/13/00	132800	1590	0	6	1910	3	3060	Y	N	2847 S ALASKA ST
4	785700	3345	12/11/01	220000	1710	290	6	1945	3	6340	Y	N	5903 28TH AV S
4	933180	0320	09/27/00	175000	740	0	7	1948	3	5000	Y	N	5503 33RD AV S
4	175670	0010	12/27/00	85000	760	0	7	1981	3	2061	Y	N	4853 MLK JR WY S
4	207010	0045	04/10/00	223500	810	150	7	1944	3	5505	Y	N	4935 26TH AV S
4	429970	0085	08/10/01	169000	820	0	7	1949	3	5350	Y	N	3117 S GRAHAM ST
4	441060	0185	03/08/00	176000	830	350	7	1941	3	6380	Y	N	6810 BEACON AV S
4	105900	0030	03/07/01	147000	840	0	7	1959	3	6600	Y	N	3102 S HUDSON ST
4	505330	0040	04/11/01	194000	860	0	7	1957	4	6014	Y	N	2650 S HOLLY ST
4	541410	0205	05/10/01	133000	890	0	7	1981	3	3717	Y	N	4733 MLKJR WY S
4	157110	0085	09/25/01	199950	890	190	7	1953	3	3880	Y	N	6039 31ST AV S
4	785700	3945	08/01/01	187000	900	0	7	1956	3	5617	Y	N	6315 28TH AV S
4	785700	3680	05/16/00	192500	900	800	7	1952	3	6085	Y	N	2466 S SPENCER ST
4	739440	0070	08/21/01	223000	900	800	7	1958	3	8000	Y	N	5421 31ST AV S
4	441060	0005	11/13/01	200000	910	0	7	1950	3	6989	Y	N	6710 BEACON AV S
4	417460	0391	10/12/00	220000	910	400	7	1970	3	5054	Y	N	5306 26TH AV S
4	087700	0086	06/02/00	150000	950	950	7	1955	3	6255	Y	N	2909 S GRAHAM ST
4	171190	0070	01/25/01	191000	960	890	7	1983	3	5580	Y	N	5307 31ST AV S
4	329570	0060	04/04/01	299000	960	760	7	1941	4	5525	Y	N	4820 27TH AV S
4	785700	1415	06/06/01	209900	990	600	7	1964	3	6678	Y	N	6142 28TH AV S

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
4	417460	0387	05/11/00	165500	1000	0	7	1970	3	5616	Y	N	5300 26TH AV S
4	785700	4215	04/16/01	190000	1000	100	7	1929	3	3640	Y	N	6614 BEACON AV S
4	739440	0090	09/25/01	190000	1010	770	7	1973	3	4000	Y	N	5411 31ST AV S
4	441060	0070	04/10/01	217000	1020	720	7	1954	4	7380	Y	N	6872 27TH AV S
4	008100	0020	03/06/00	133000	1050	0	7	1969	3	3880	Y	N	6514 28TH AV S
4	417460	0371	09/28/01	180000	1060	0	7	1953	3	5044	Y	N	2418 S BRANDON ST
4	785700	3665	12/17/01	193500	1070	0	7	1953	3	5929	Y	N	2480 S SPENCER ST
4	333300	2440	05/23/01	215000	1070	0	7	1989	3	7140	Y	N	3508 A S HOLLY ST
4	785700	3735	10/26/01	227000	1070	360	7	1951	3	4950	Y	N	2411 S SPENCER ST
4	612650	0070	08/21/00	230000	1080	840	7	1971	3	5183	Y	N	2824 S BATEMAN ST
4	333300	2251	10/19/00	202950	1110	560	7	1968	3	7370	Y	N	3331 B S MORGAN ST
4	212404	9286	08/30/01	213000	1110	700	7	1982	3	8216	Y	N	3001 S ANGELINE ST
4	441060	0165	06/06/00	200000	1120	340	7	1942	4	6380	Y	N	6834 BEACON AV S
4	417460	0323	01/26/00	197750	1130	0	7	1954	3	6328	Y	N	5212 26TH AV S
4	785700	1433	12/05/00	230500	1160	600	7	1993	3	5000	Y	N	2906 S GRAHAM ST
4	785700	4200	03/30/00	207000	1170	600	7	1928	3	5626	Y	N	6602 BEACON AV S
4	785700	0613	03/21/01	240000	1170	400	7	1960	3	6272	Y	N	5476 25TH AV S
4	329570	0030	02/23/00	270000	1170	1170	7	1941	4	5525	Y	N	4826 CREST PL S
4	785700	4161	01/07/00	170000	1180	400	7	1954	3	6250	Y	N	2632 S MORGAN ST
4	441060	0155	05/04/00	211000	1190	300	7	1962	4	6380	Y	N	6848 BEACON AV S
4	417040	0020	08/02/01	222000	1200	960	7	1958	3	6000	Y	N	3016 S FINDLAY ST
4	785700	2001	09/06/01	288300	1200	1880	7	1980	3	8250	Y	N	6770 28TH AV S
4	428740	0030	01/08/01	140000	1210	0	7	1951	3	6400	Y	N	2639 S MORGAN ST
4	441060	0015	07/18/00	192000	1210	810	7	1954	3	6960	Y	N	2617 S HOLLY ST
4	329570	0085	05/08/00	254500	1220	0	7	1915	4	5013	Y	N	2625 S ANGELINE ST
4	785700	0810	09/13/01	300000	1220	900	7	1958	3	11129	Y	N	2540 S JUNEAU ST
4	785700	3510	08/13/01	230000	1230	660	7	1954	3	10143	Y	N	5939 28TH AV S
4	082900	0050	06/07/01	240000	1230	1360	7	1983	3	5120	Y	N	5951 29TH AV S
4	274210	0106	09/14/01	285000	1260	860	7	1995	3	6268	Y	N	5210 30TH AV S
4	417460	0347	09/04/01	249000	1290	820	7	1978	3	9390	Y	N	2370 S BENNETT ST
4	417460	0354	03/27/01	200000	1300	0	7	1960	3	6013	Y	N	2419 S DAWSON ST
4	670680	0030	01/19/01	201000	1300	0	7	1983	3	7480	Y	N	6518 32ND AV S
4	344540	0020	07/23/01	190000	1304	0	7	2001	3	2839	Y	N	5715 33RD AV S
4	344540	0070	08/03/01	190000	1304	0	7	2001	3	2609	Y	N	5727 33RD AV S
4	344540	0050	07/20/01	191500	1304	0	7	2001	3	3205	Y	N	5723 33RD AV S
4	344540	0080	08/07/01	191500	1304	0	7	2001	3	3158	Y	N	5729 33RD AV S
4	785700	1460	09/24/01	283800	1310	760	7	1993	3	5491	Y	N	2914 S GRAHAM ST
4	417460	0285	06/21/00	180000	1330	0	7	1954	3	4950	Y	N	2615 S DAWSON ST
4	785700	3960	11/27/01	195000	1330	690	7	1923	3	7022	Y	N	2519 S GRAHAM ST
4	785700	3420	10/31/01	280000	1330	500	7	1949	3	5808	Y	N	2411 S RAYMOND ST
4	434630	0020	03/29/01	180000	1340	190	7	1932	4	6188	Y	N	2922 S FERDINAND ST
4	785700	0805	06/01/00	215000	1360	0	7	1950	3	8120	Y	N	2545 S ORCAS ST
4	429970	0160	11/20/00	254000	1370	980	7	1987	3	5835	Y	N	6315 31ST AV S
4	439520	0005	12/11/01	245000	1380	0	7	1949	4	6289	Y	N	2717 S HUDSON ST
4	785700	3505	06/19/01	277250	1390	800	7	1961	3	8316	Y	N	2532 S RAYMOND ST
4	417460	0210	12/13/00	274900	1410	320	7	1928	3	8850	Y	N	2630 S HUDSON ST
4	157110	0015	02/01/00	199000	1430	0	7	1931	3	4136	Y	N	6039 32ND AV S
4	222404	9006	05/01/00	215000	1440	0	7	2000	3	3955	Y	N	5810 32ND AV S

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4	222404	9077	06/28/00	218000	1440	0	7	2000	3	3955	Y	N	5818 32ND AV S
4	222404	9078	04/21/00	218000	1440	0	7	2000	3	3955	Y	N	5822 32ND AV S
4	222404	9080	05/10/00	218000	1440	0	7	2000	3	3955	Y	N	5828 32ND AV S
4	222404	9075	04/18/00	221000	1441	0	7	2000	3	4930	Y	N	5806 32ND AV S
4	785700	3476	04/23/01	220000	1480	1000	7	1968	3	8316	Y	N	2544 S RAYMOND ST
4	175670	0100	05/30/00	180000	1500	0	7	1913	4	3300	Y	N	3104 S FERDINAND ST
4	274210	0254	05/08/00	182800	1540	0	7	1966	3	5022	Y	N	5003 30TH AV S
4	417460	0083	10/23/00	265000	1560	1050	7	1990	3	8505	Y	N	2460 S FERDINAND ST
4	222404	9079	06/02/00	223000	1564	0	7	2000	3	4294	Y	N	5826 32ND AV S
4	222404	9081	05/12/00	225000	1564	0	7	2000	3	5452	Y	N	5834 32ND AV S
4	212404	9180	04/23/01	166600	1570	0	7	1951	3	12458	Y	N	4922 30TH AV S
4	505330	0030	06/29/01	176000	1570	0	7	1952	3	6050	Y	N	6609 28TH AV S
4	222404	9076	09/18/00	221000	1573	0	7	2000	3	4294	Y	N	5814 32ND AV S
4	367740	0445	07/20/00	289950	1620	0	7	1947	3	5280	Y	N	4921 24TH AV S
4	171190	0020	04/18/01	275000	1700	790	7	1932	3	7500	Y	N	5307 32ND AV S
4	274210	0035	06/30/00	180000	1750	280	7	1910	4	5196	Y	N	5051 32ND AV S
4	529520	0160	08/15/00	211450	1820	0	7	1999	3	3060	Y	N	2837 S ALASKA ST
4	529520	0155	12/01/00	211500	1820	0	7	1999	3	3060	Y	N	2835 S ALASKA ST
4	529520	0165	09/21/00	213500	1820	0	7	1999	3	3060	Y	N	2841 S ALASKA ST
4	329570	0100	02/07/01	265000	2260	0	7	1947	3	6902	Y	N	4817 27TH AV S
4	417460	0329	04/02/01	222500	1050	0	8	1949	3	5942	Y	N	5222 26TH AV S
4	367740	0695	07/25/01	230950	1090	810	8	1951	3	4800	Y	N	4886 24TH AV S
4	333300	1895	10/26/01	295000	1120	810	8	1997	3	5007	Y	N	6318 32ND AV S
4	207010	0025	08/25/00	286000	1210	760	8	1949	3	6898	Y	N	4924 25TH AV S
4	785700	3949	12/27/00	265000	1240	800	8	2000	3	5303	Y	N	6315 C 28TH AV S
4	274210	0183	10/09/00	298000	1280	440	8	1953	3	6000	Y	N	5034 28TH AV S
4	785700	4131	11/29/00	264000	1290	940	8	2000	3	5007	Y	N	6407 28TH AV S
4	663440	0050	02/04/00	269100	1330	670	8	2000	3	4945	Y	N	2518 S BRANDON CT
4	941840	0223	12/14/00	265000	1340	900	8	2000	3	5214	Y	N	6000 33RD AV S
4	941840	0220	04/10/01	270000	1340	900	8	2000	3	9440	Y	N	6006 33RD AV S
4	743900	0045	03/28/01	260000	1400	1200	8	1979	3	5406	Y	N	5447 25TH AV S
4	023500	0105	02/14/00	243500	1430	1070	8	1954	3	5115	Y	N	2477 S EDMUNDS ST
4	023500	0015	06/29/00	225000	1450	1160	8	1955	3	5334	Y	N	2500 S EDMUNDS ST
4	367740	0400	08/25/00	280000	1450	740	8	1956	3	7498	Y	N	5035 24TH AV S
4	274210	0158	05/22/00	322000	1730	1300	8	1950	3	6660	Y	N	2804 S DAWSON ST
4	206960	0015	10/09/01	320000	1800	600	8	1948	3	5501	Y	N	5010 25TH AV S
4	212404	9112	04/30/01	360000	1800	0	8	1931	3	8745	Y	N	2804 S HUDSON ST
4	785700	3948	12/19/00	265000	1820	0	8	2000	3	5009	Y	N	6315 A 28TH AV S
4	329570	0116	06/19/01	345000	2050	290	8	1959	3	9948	Y	N	2618 S FERDINAND ST
4	785700	0598	06/26/00	314000	2130	740	8	1992	3	5170	Y	N	5465 25TH AV S
4	212404	9016	05/25/00	459000	2280	0	8	1908	4	11406	Y	N	4922 28TH AV S
4	789060	0160	02/20/01	274950	1408	870	9	2000	3	4000	Y	N	5949 32ND AV S
4	789060	0155	08/02/00	290000	1408	870	9	2000	3	4000	Y	N	5955 32ND AV S
6	303120	0170	12/30/00	115000	670	0	6	1927	3	8906	Y	N	7332 33RD AV S
6	400600	0243	06/02/00	125000	1150	0	6	1976	3	5049	Y	N	8331 M L K JR WY S
6	060300	1400	07/20/00	127000	820	0	6	1925	3	4400	Y	N	9246 39TH AV S
6	810190	0516	10/12/01	127500	800	0	6	1954	3	7772	Y	N	3702 S PERRY ST
6	713980	0145	12/05/00	135000	940	0	6	1944	3	6583	Y	N	8341 39TH AV S

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6	400600	0252	12/27/00	137000	1150	0	6	1976	3	5191	Y	N	8343 M L K JR WY S
6	060300	0215	07/24/00	140000	630	0	6	1943	3	4000	Y	N	9009 38TH AV S
6	060300	0856	04/05/00	140500	890	0	6	1947	3	5280	Y	N	9009 BEACON AV S
6	060300	1376	10/18/00	153500	720	0	6	1947	3	7150	Y	N	9228 39TH AV S
6	400600	0544	03/29/00	155300	660	660	6	1941	3	5076	Y	N	3721 S THISTLE ST
6	789630	0540	08/09/00	160000	770	0	6	1949	4	19000	Y	N	9303 36TH AV S
6	060300	0305	05/09/00	160000	900	130	6	1939	3	6000	Y	N	9244 37TH AV S
6	400600	0476	09/18/01	160000	940	0	6	1947	3	6250	Y	N	8431 42ND AV S
6	733840	1525	03/16/00	168888	870	0	6	1929	3	5450	Y	N	7608 BEACON AV S
6	060300	0095	11/30/01	169900	1020	0	6	1952	3	3761	Y	N	8915 BEACON AV S
6	060300	0675	09/25/01	170000	1040	0	6	1937	3	5352	Y	N	9439 39TH AV S
6	400600	0257	08/01/00	172000	910	0	6	1925	3	9233	Y	N	4248 S THISTLE ST
6	060300	0390	08/28/00	172500	1170	300	6	1946	3	4000	Y	N	9211 38TH AV S
6	060300	1145	11/30/00	179000	700	140	6	1919	3	4800	Y	N	9014 39TH AV S
6	400600	0540	04/19/01	180000	740	740	6	1940	4	5280	Y	N	8421 39TH AV S
6	400600	0317	05/17/01	180000	1810	0	6	1920	4	6717	Y	N	7917 RENTON AV S
6	060300	0040	01/22/01	182000	960	750	6	1944	3	7600	Y	N	8920 BEACON AV S
6	060300	1205	03/27/01	183500	1190	0	6	1918	3	4800	Y	N	9036 39TH AV S
6	342404	9017	09/20/01	200000	1300	0	6	1904	4	5800	Y	N	8648 BEACON AV S
6	789630	0221	01/12/00	144300	720	340	7	1952	3	5355	Y	N	9315 37TH AV S
6	060300	0550	11/08/00	155000	1060	0	7	1958	3	5000	Y	N	9424 37TH AV S
6	342404	9118	08/28/01	165000	900	280	7	1964	3	8930	Y	N	3619 S CLOVERDALE ST
6	060300	0545	08/31/01	165000	1020	1000	7	1958	3	5000	Y	N	9420 37TH AV S
6	733840	1486	10/16/00	170000	930	300	7	1948	3	4418	Y	N	7612 BEACON AV S
6	303120	0055	10/25/00	172500	1480	0	7	1932	3	8906	Y	N	7235 33RD AV S
6	060300	1075	08/30/00	174000	1230	0	7	1910	3	4000	Y	N	8811 39TH AV S
6	303120	0130	07/14/00	175000	800	0	7	1938	3	8906	Y	N	7209 35TH AV S
6	400600	0472	05/25/01	180000	1060	0	7	1902	3	8050	Y	N	8607 42ND AV S
6	060300	1445	05/15/01	182000	1050	0	7	1925	3	4400	Y	N	9324 39TH AV S
6	512900	0011	11/01/00	183500	890	500	7	1952	3	4546	Y	N	2879 S MYRTLE ST
6	060300	0929	04/05/00	185000	940	420	7	1946	3	4673	Y	N	3809 S TRENTON ST
6	785700	3105	06/25/01	199000	890	220	7	1952	3	6873	Y	N	7262 BEACON AV S
6	868550	0240	06/15/00	200000	1000	700	7	1958	3	5600	Y	N	3528 S PORTLAND ST
6	733840	0285	07/13/00	200000	1480	0	7	1919	4	5500	Y	N	3516 S KENYON ST
6	713980	0035	11/15/01	209950	1170	200	7	1958	3	5143	Y	N	8354 37TH AV S
6	400600	0262	05/29/01	210000	1090	830	7	1977	3	8378	Y	N	8324 M L K JR WY S
6	733840	0215	02/22/01	218000	1220	0	7	1951	4	7500	Y	N	3510 S CHICAGO ST
6	383960	0037	08/23/00	220000	1090	500	7	1958	3	5395	Y	N	3525 S THISTLE ST
6	400600	0572	11/26/01	226000	1040	640	7	1964	3	5850	Y	N	8306 37TH AV S
6	400600	0576	06/06/00	226000	1230	400	7	1961	3	7247	Y	N	8303 39TH AV S
6	400600	0395	05/22/00	227000	1130	780	7	1992	3	7312	Y	N	3944 S THISTLE ST
6	400600	0264	08/24/01	227500	1090	790	7	1977	3	6490	Y	N	8330 M L K JR WY S
6	400600	0421	12/21/01	229000	1260	700	7	1968	3	6270	Y	N	3945 S THISTLE ST
6	400600	0569	11/03/01	236000	1250	500	7	1986	3	5589	Y	N	8304 37TH AV S
6	342404	9127	07/20/00	239000	1100	370	7	1963	4	8930	Y	N	3625 S CLOVERDALE ST
6	733840	0420	10/02/01	240000	1440	1000	7	1971	3	3749	Y	N	3501 S MONROE ST
6	060300	1500	04/25/00	242000	1200	600	7	1951	3	9700	Y	N	9441 CARKEEK DR S
6	868550	0140	07/20/00	245000	1320	920	7	1959	3	6710	Y	N	3534 S AUSTIN ST

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Con d	Lot Size	Vie w	Water-front	Situs Address
6	060300	1354	10/18/01	258150	2070	0	7	1947	3	7150	Y	N	9212 39TH AV S
6	272404	9209	09/14/00	223000	1620	0	8	1998	3	5000	Y	N	7204 35TH AV S
6	789630	0733	05/01/00	248000	1370	910	8	2000	3	7548	Y	N	9001 36TH AV S
6	060300	2015	08/22/01	257000	1250	840	8	1999	3	4400	Y	N	8823 41ST AV S
6	383960	0072	08/17/01	270000	1890	810	8	2001	3	6332	Y	N	8426 36TH AV S
6	400600	0193	02/05/01	282500	2150	0	8	1994	3	4600	Y	N	4211 S CLOVERDALE ST
6	383960	0021	06/01/00	284000	1270	850	8	1995	3	5850	Y	N	8321 37TH AV S
6	785700	3003	04/20/01	304000	1254	812	8	2000	3	5003	Y	N	3012 S OTHELLO ST
6	884240	0040	03/31/00	312000	1350	860	8	2000	3	10488	Y	N	3726 S KENYON ST
6	272404	9073	11/15/01	329880	1276	1030	8	2001	3	8113	Y	N	7763 37TH AV S
6	383960	0054	12/28/00	330000	1890	810	8	2001	3	6332	Y	N	8422 36TH AV S
6	383960	0074	08/31/01	330000	1890	810	8	2001	3	6329	Y	N	8430 36TH AV S
6	785700	3007	10/26/00	339000	1204	868	8	2000	3	5554	Y	N	3014 S OTHELLO ST
7	724350	0255	11/02/01	112000	530	0	5	1922	3	5360	Y	N	8037 BEACON AV S
7	944830	0147	10/01/00	118768	360	0	5	1916	3	2460	Y	N	1505 S DAWSON ST
7	944830	0115	01/24/01	122000	950	0	6	1908	2	4500	Y	N	5213 17TH AV S
7	524880	0790	09/11/01	129500	470	0	6	1926	3	4000	Y	N	5527 23RD AV S
7	724350	0270	03/23/01	137000	740	200	6	1924	3	4920	Y	N	8034 34TH AV S
7	212404	9252	10/27/00	140000	910	0	6	1949	3	5040	Y	N	6013 22ND AV S
7	088600	0120	10/20/00	144500	810	0	6	1943	3	7006	Y	N	2943 S WEBSTER ST
7	373280	0451	02/15/01	149450	870	0	6	1943	2	8925	Y	N	1717 S SHELTON ST
7	754980	1675	07/24/01	153000	1270	0	6	1919	2	6720	Y	N	5563 17TH AV S
7	733840	1790	01/16/01	156000	840	0	6	1942	3	5000	Y	N	3058 S HOLDEN ST
7	167340	0064	04/17/00	156950	620	0	6	1939	3	4767	Y	N	3411 S CLOVERDALE ST
7	785700	4005	06/15/00	160000	700	0	6	1949	3	8794	Y	N	2429 S EDDY ST
7	088600	0020	02/24/00	160000	1040	0	6	1943	4	6432	Y	N	3056 S AUSTIN ST
7	157770	0165	11/28/01	160000	1320	0	6	1906	2	10240	Y	N	2007 S JUNEAU ST
7	055500	0090	08/25/01	165000	950	0	6	1909	3	8684	Y	N	2211 S GRAHAM ST
7	282210	0055	01/16/01	169000	920	0	6	1907	3	2425	Y	N	6035 24TH AV S
7	754980	0485	11/13/01	170000	700	140	6	1910	3	4536	Y	N	5320 15TH AV S
7	733840	0775	03/09/00	170000	1774	0	6	1945	3	7500	Y	N	3226 S KENYON ST
7	785700	4050	07/27/00	173000	810	0	6	1949	3	8795	Y	N	2413 S EDDY ST
7	754980	1450	03/13/01	173990	790	0	6	1911	4	6720	Y	N	5553 18TH AV S
7	000740	0115	09/17/01	175000	760	0	6	1916	3	8900	Y	N	8611 BEACON AV S
7	175370	0555	05/21/01	175000	1190	0	6	1941	4	9640	Y	N	2437 S MORGAN ST
7	000740	0121	06/21/01	175250	1070	0	6	1948	4	7082	Y	N	8637 BEACON AV S
7	754980	0835	03/22/01	179950	910	0	6	1908	3	4794	Y	N	5314 18TH AV S
7	171490	0080	11/28/00	180000	880	140	6	1908	4	6608	Y	N	5800 17TH AV S
7	305860	0086	01/14/00	180000	880	880	6	1945	3	5340	Y	N	6414 23RD AV S
7	212404	9104	11/29/00	180000	2280	0	6	1919	3	8680	Y	N	5409 BEACON AV S
7	733840	1350	11/22/00	184000	1300	0	6	1940	4	5000	Y	N	3219 S HOLDEN ST
7	171490	0120	11/20/00	184700	1270	0	6	1907	3	6720	Y	N	5828 17TH AV S
7	733840	0735	05/18/00	185000	940	400	6	1955	3	5000	Y	N	3217 S KENYON ST
7	373280	0380	10/24/00	185000	1070	0	6	1938	3	11122	Y	N	1560 S SHELTON ST
7	524880	0425	10/11/01	186000	730	0	6	1942	3	4000	Y	N	5519 21ST AV S
7	754980	1430	11/06/00	192500	1250	0	6	1949	3	4480	Y	N	5567 18TH AV S
7	305860	0075	10/04/00	206000	940	940	6	1957	3	6711	Y	N	6428 23RD AV S
7	524880	0660	07/24/00	213000	1350	0	6	1927	3	4000	Y	N	5518 22ND AV S

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Con d	Lot Size	Vie w	Water-front	Situs Address
7	286110	0046	05/17/00	215950	1280	360	6	1951	4	4500	Y	N	2302 S GRAHAM ST
7	175370	0525	09/20/01	242000	900	900	6	1945	3	8400	Y	N	2424 S WARSAW ST
7	733840	1835	05/29/01	135000	970	0	7	1980	3	5000	Y	N	3034 S HOLDEN ST
7	754980	2500	06/06/00	152000	740	740	7	1917	3	6480	Y	N	5817 16TH AV S
7	733840	0435	03/13/00	155000	1010	0	7	1958	3	6062	Y	N	8007 BEACON AV S
7	170840	0455	07/18/00	162000	980	0	7	1941	3	5225	Y	N	2112 S PEARL ST
7	213420	0040	01/31/01	163000	1340	0	7	1926	3	8086	Y	N	2813 S OTHELLO ST
7	170840	0050	03/27/01	165000	1100	0	7	1941	3	5335	Y	N	4843 20TH AV S
7	170840	0045	02/05/01	166000	900	0	7	1941	3	5335	Y	N	4837 20TH AV S
7	212404	9163	06/12/00	168000	960	0	7	1989	3	15150	Y	N	1924 S GRAHAM ST
7	170840	0570	02/24/00	168000	1160	0	7	1941	3	5406	Y	N	2135 S BRANDON ST
7	524880	0005	06/29/01	169000	1260	0	7	1949	3	6000	Y	N	5410 22ND AV S
7	060000	0285	08/06/01	172000	920	0	7	1954	3	7960	Y	N	1544 S FERDINAND ST
7	282210	0075	05/09/01	172500	970	0	7	1966	4	4850	Y	N	6023 24TH AV S
7	170840	0150	11/27/00	173500	890	260	7	1941	3	6720	Y	N	4841 COLUMBIA DR S
7	170840	0795	10/10/00	174000	980	0	7	1941	4	6500	Y	N	5234 21ST AV S
7	060000	0280	12/04/01	176000	1540	0	7	1954	3	7357	Y	N	1552 S FERDINAND ST
7	733840	0635	11/14/00	177000	820	600	7	1993	3	2500	Y	N	3406 S MONROE ST
7	373280	0526	06/30/00	178000	850	0	7	1941	3	4930	Y	N	4976 17TH AV S
7	170840	0100	01/24/00	179000	1320	0	7	1941	3	5225	Y	N	2019 S FERDINAND ST
7	733840	1925	03/20/01	180000	1170	0	7	1962	3	7500	Y	N	3029 S HOLDEN ST
7	000520	0066	03/22/00	180000	1200	500	7	1940	4	5718	Y	N	6776 MARS AV S
7	170840	0075	10/09/00	180000	1390	630	7	1941	3	5917	Y	N	4871 20TH AV S
7	170840	0190	03/16/00	183000	1250	0	7	1941	3	4970	Y	N	2036 S FERDINAND ST
7	170840	0820	08/29/00	183000	1250	0	7	1941	4	5612	Y	N	5107 COLUMBIA DR S
7	367790	0140	03/27/01	185000	1080	0	7	1947	3	3610	Y	N	1925 S ALASKA ST
7	785700	3277	04/26/00	185000	1310	0	7	1957	3	5700	Y	N	7329 BEACON AV S
7	733840	0626	03/31/00	185500	820	600	7	1993	3	2500	Y	N	3410 S MONROE ST
7	170840	0935	08/06/01	194500	920	0	7	1941	4	5225	Y	N	2116 S BRANDON ST
7	754980	0075	07/12/01	195000	860	0	7	1928	3	4590	Y	N	1508 S BENNETT ST
7	186740	0140	11/20/00	195000	1020	0	7	1947	4	6549	Y	N	2326 S ORCAS ST
7	060000	0167	10/23/00	198000	1020	600	7	1959	3	5600	Y	N	4912 17TH AV S
7	212404	9075	11/22/00	198000	1530	0	7	1952	3	6384	Y	N	2325 S JUNEAU ST
7	170840	0695	11/26/01	199950	900	0	7	1941	3	5225	Y	N	2137 S PEARL ST
7	170840	0370	05/21/01	199950	950	0	7	1941	3	7954	Y	N	2006 S PEARL ST
7	060000	0161	10/09/01	200000	1170	0	7	1954	3	3206	Y	N	4904 17TH AV S
7	170840	0825	08/06/01	200000	1280	0	7	1941	3	6660	Y	N	5111 COLUMBIA DR S
7	733840	1875	01/26/01	203000	1440	0	7	2000	3	2500	Y	N	3047 S HOLDEN ST
7	212404	9257	11/22/00	204950	1400	830	7	1967	3	9476	Y	N	6012 GOULD AV S
7	733840	1905	07/20/00	205000	615	835	7	1997	3	2500	Y	N	3031 D S HOLDEN ST
7	733840	1870	08/30/00	210000	1440	0	7	2000	3	2500	Y	N	3049 S HOLDEN ST
7	524880	0805	04/24/01	211950	1116	810	7	1927	4	4000	Y	N	5517 23RD AV S
7	785700	4080	08/30/00	212500	1160	760	7	1969	3	7528	Y	N	6414 24TH AV S
7	944830	0021	05/01/01	214950	930	0	7	1938	4	3920	Y	N	5119 15TH AV S
7	170840	0555	09/27/00	214950	1010	100	7	1941	4	6300	Y	N	5410 COLUMBIA DR S
7	754980	1720	09/19/00	219950	1110	550	7	1978	3	6720	Y	N	5533 17TH AV S
7	179570	0120	06/21/01	220000	1250	780	7	1968	3	5000	Y	N	7048 COVELLO DR S
7	373280	0365	10/26/00	223000	980	400	7	1938	3	11122	Y	N	1536 S SHELTON ST



Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	733840	2887	02/26/01	223000	1110	750	7	1980	3	5910	Y	N	2840 S HOLDEN ST
7	175370	0516	12/10/01	225000	1110	150	7	1953	3	5040	Y	N	6512 24TH AV S
7	524880	0415	01/24/01	225000	1320	110	7	1924	3	4000	Y	N	5521 21ST AV S
7	212404	9199	07/30/00	230000	930	930	7	1960	3	8840	Y	N	6105 23RD AV S
7	171490	0810	01/08/01	232000	1340	820	7	1979	3	6534	Y	N	6012 19TH AV S
7	733840	2120	04/24/00	235000	1110	1040	7	1978	4	5000	Y	N	3041 S PORTLAND ST
7	060000	0495	04/11/01	235000	1160	700	7	1966	3	8709	Y	N	1539 S ANGELINE ST
7	170840	0905	12/04/00	236000	1306	130	7	1941	4	7130	Y	N	2131 S BENNETT ST
7	524880	0365	09/21/00	239150	1860	0	7	1940	3	6000	Y	N	5561 21ST AV S
7	754980	1050	10/03/01	240000	1200	800	7	1968	4	9401	Y	N	1906 S ORCAS ST
7	379290	0010	08/23/00	240000	1350	1010	7	1979	3	6300	Y	N	2215 S ORCAS ST
7	789630	0020	06/25/01	245000	1040	0	7	1946	4	10800	Y	N	8687 BEACON AV S
7	055500	0038	10/05/00	249950	1300	600	7	1981	3	7739	Y	N	2331 S GRAHAM ST
7	000180	0133	07/16/01	256250	1960	0	7	1953	3	13080	Y	N	1706 S ANGELINE ST
7	785700	3146	06/14/01	258000	1160	1090	7	1983	3	5234	Y	N	7247 BEACON AV S
7	373280	0537	07/25/01	259000	1220	720	7	1955	3	5800	Y	N	5100 17TH AV S
7	524880	0795	07/17/00	262000	1070	790	7	1978	3	4000	Y	N	5525 23RD AV S
7	733840	2631	03/27/01	265000	2430	0	7	2000	3	5580	Y	N	7769 30TH AV S
7	733840	2635	10/27/00	265000	2430	0	7	2000	3	5379	Y	N	7765 30TH AV S
7	373280	0220	10/18/00	280000	1260	450	7	1950	3	7221	Y	N	1553 S PEARL ST
7	373280	0495	08/15/01	295000	1360	1360	7	1970	4	8120	Y	N	4977 19TH AV S
7	944830	0072	12/05/01	339950	1130	1130	7	1960	4	10985	Y	N	1744 S DAWSON ST
7	055500	0051	12/13/00	242008	1300	1300	8	1958	3	8250	Y	N	2319 S GRAHAM ST
7	944830	0120	08/16/00	259000	1280	700	8	1952	3	7250	Y	N	1555 S DAWSON ST
7	060000	0324	04/23/01	259950	1400	900	8	1950	4	12490	Y	N	1518 S FERDINAND ST
7	547320	0040	04/06/01	279950	1420	500	8	1960	3	10065	Y	N	1546 S ANGELINE ST
7	754980	0752	08/30/00	280000	1330	870	8	1989	3	5040	Y	N	5315 18TH AV S
7	213420	0007	07/21/00	295088	1170	820	8	2000	3	6853	Y	N	2800 S OTHELLO ST
7	000520	0061	09/26/00	298000	2510	1020	8	1994	3	5076	Y	N	6777 MARS AV S
7	367790	0005	10/17/01	300000	1790	0	8	1928	4	8680	Y	N	4703 BEACON AV S
7	754980	1440	05/30/01	305000	2280	0	8	2000	3	5040	Y	N	5559 18TH AV S
7	367790	0100	03/02/00	329000	2340	0	8	1999	3	4630	Y	N	2001 S ALASKA ST
7	060000	0132	03/19/01	330000	1590	850	8	2000	3	7519	Y	N	1523 S FERDINAND ST
7	785700	3285	10/02/01	337000	1720	980	8	2001	3	9604	Y	N	7319 BEACON AV S
7	379290	0050	09/26/00	359000	2180	870	8	1981	3	5073	Y	N	2208 S MEAD ST
7	373280	0377	07/25/01	362000	2340	0	8	2001	3	5546	Y	N	1556 S SHELTON ST
7	055500	0300	03/07/01	300000	2306	0	9	2001	3	5258	Y	N	6412 E 23RD AV S
7	896190	0150	06/19/01	315000	2300	0	9	1992	3	5100	Y	N	5916 20TH AV S
7	055500	0301	06/12/01	315000	2404	0	9	2001	3	6899	Y	N	6412 D 23RD AV S
7	896190	0130	04/18/01	318000	2406	0	9	1993	3	5096	Y	N	5930 20TH AV S
7	212404	9304	09/18/00	329000	2100	580	10	1989	3	5120	Y	N	1931 S ORCAS ST

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	282210	0195	03/08/01	420000	2292	0	9	1999	3	4850	N	N	6112 GOULD AV S
7	282210	0205	03/23/01	430000	2300	0	9	1999	3	4850	N	N	6106 GOULD AV S
4	789060	0165	02/14/01	274950	1408	870	9	2000	3	4000	N	N	5947 32ND AV S

## Model Validation

### ***Total Value Model Conclusions, Recommendations and Validation:***

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 98.5%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2001 and 2002 Ratio Analysis charts included in this report.

*The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.*

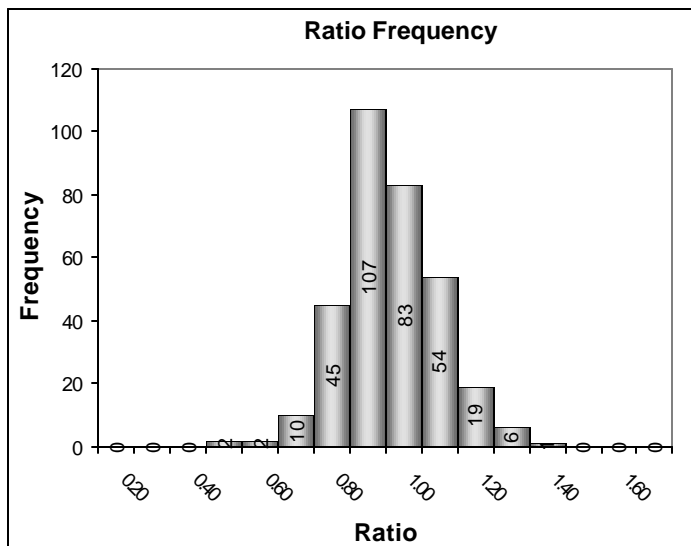
Application of these recommended values for the 2002 assessment year (taxes payable in 2003) results in an average total change from the 2001 assessments of +8.9%. This increase is due partly to upward market changes over time and the previous assessment levels.

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

## 2001 Improved Parcel Ratio Analysis

<b>District/Team:</b> West Central Team II	<b>Lien Date:</b> 01/01/2001	<b>Date of Report:</b> 6/19/2002	<b>Sales Dates:</b> 1/2000 - 12/2001
<b>Area 79</b> South Beacon Hill	<b>Analyst ID:</b> CCHR	<b>Property Type:</b> Single Family Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	329
<b>Mean Assessed Value</b>	189,600
<b>Mean Sales Price</b>	210,700
<b>Standard Deviation AV</b>	49,474
<b>Standard Deviation SP</b>	55,875
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.911
<b>Median Ratio</b>	0.898
<b>Weighted Mean Ratio</b>	0.900
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.440
<b>Highest ratio:</b>	1.303
<b>Coefficient of Dispersion</b>	11.49%
<b>Standard Deviation</b>	0.131
<b>Coefficient of Variation</b>	14.43%
<b>Price Related Differential (PRD)</b>	1.012
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.883
Upper limit	0.919
<b>95% Confidence: Mean</b>	
Lower limit	0.897
Upper limit	0.925
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	4553
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.131
<b>Recommended minimum:</b>	28
<b>Actual sample size:</b>	329
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	172
# ratios above mean:	157
z:	0.827
<b>Conclusion:</b>	Normal*
<b>*i.e. no evidence of non-normality</b>	



### COMMENTS:

These figures reflect the 2002 posted value assessment level compared to the current market level.

## 2002 Improved Parcel Ratio Analysis

District/Team: West Central Team II	Lien Date: 01/01/2002	Date of Report: 6/19/2002	Sales Dates: 1/2000 - 12/2001
Area 79 South Beacon Hill	Analyst ID: CCHR	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	329		
Mean Assessed Value	207.500		
Mean Sales Price	210.700		
Standard Deviation AV	50.111		
Standard Deviation SP	55.875		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.997		
Median Ratio	0.990		
Weighted Mean Ratio	0.985		
UNIFORMITY			
Lowest ratio	0.721		
Highest ratio:	1.371		
Coefficient of Dispersion	8.63%		
Standard Deviation	0.111		
Coefficient of Variation	11.13%		
Price Related Differential (PRD)	1.012		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.981		
Upper limit	1.000		
95% Confidence: Mean			
Lower limit	0.985		
Upper limit	1.009		
SAMPLE SIZE EVALUATION			
N (population size)	4553		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.111		
Recommended minimum:	20		
Actual sample size:	329		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	176		
# ratios above mean:	153		
z:	1.268		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

Ratio Frequency

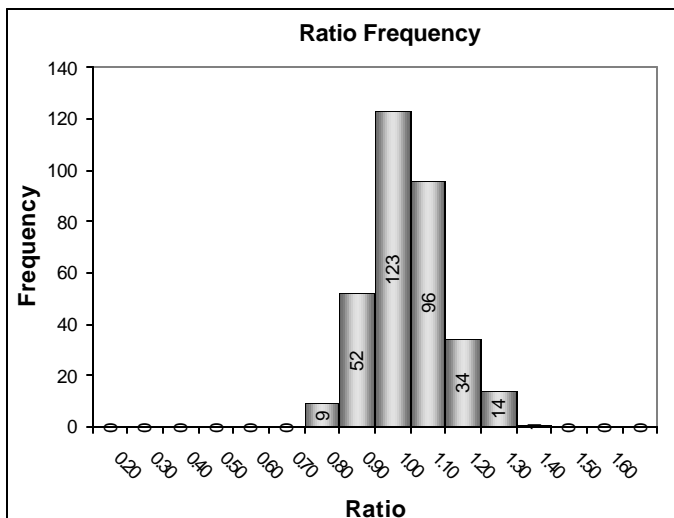
Ratio	Frequency
0.2-0.3	0
0.3-0.4	0
0.4-0.5	0
0.5-0.6	0
0.6-0.7	0
0.7-0.8	9
0.8-0.9	52
0.9-1.0	123
1.0-1.1	96
1.1-1.2	34
1.2-1.3	14
1.3-1.4	0
1.4-1.5	0
1.5-1.6	0
1.6-1.7	0
1.7-1.8	0

Ratio

COMMENTS:

These figures represent the 2003 posted assessment level compared to the current market level.

Both assessment level and uniformity have been improved by application of the recommended values.



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Both assessment level and uniformity have been improved by application of the recommended values.

### **Area 79 Physical Inspection Ratio Confidence Intervals**

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 98.5%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
5	3	0.945	1.063	12.5%	0.653	1.472
6	88	0.907	0.972	7.2%	0.948	0.996
7	184	0.899	0.990	10.2%	0.974	1.007
8	47	0.893	0.973	9.0%	0.946	1.001
9	6	0.897	1.027	14.4%	0.980	1.074
10	1	1.003	1.176	N/A	N/A	N/A
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1900-1930	56	0.911	0.981	7.6%	0.948	1.014
1931-1944	55	0.899	0.982	9.3%	0.950	1.014
1945-1954	70	0.882	0.967	9.6%	0.939	0.994
1955-1970	52	0.890	1.005	12.9%	0.973	1.037
1971-1990	35	0.863	0.982	13.8%	0.941	1.023
1991-2002	61	0.935	0.994	6.2%	0.976	1.011
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
2	4	1.153	0.968	-16.0%	0.860	1.077
3	276	0.910	0.988	8.6%	0.975	1.001
4	49	0.832	0.972	16.8%	0.936	1.007
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	251	0.897	0.985	9.8%	0.971	0.999
1.5	30	0.895	0.967	8.1%	0.917	1.018
2	48	0.916	0.995	8.7%	0.968	1.023

### **Area 79 Physical Inspection Ratio Confidence Intervals**

<p>These tables represent the percentage changes for specific characteristics.</p> <p>A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 98.5%.</p> <p>The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.</p> <p>It is difficult to draw valid conclusions when the sales count is low.</p>						
Above Grade Living Area	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
0-1000	107	0.893	0.986	10.5%	0.963	1.009
1001-1200	73	0.887	0.987	11.3%	0.961	1.013
1201-1400	77	0.894	0.974	9.0%	0.948	1.000
1401-1800	43	0.940	0.996	5.9%	0.966	1.026
1801-2400	24	0.903	0.985	9.1%	0.942	1.028
2401-3000	5	0.897	1.009	12.4%	0.970	1.048
View Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
Y	28	0.891	0.964	8.1%	0.929	0.998
N	301	0.901	0.988	9.6%	0.975	1.001
Wft Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
N	329	0.900	0.985	9.5%	0.973	0.997
Sub	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
4	139	0.892	0.980	9.9%	0.960	1.000
6	66	0.900	1.002	11.4%	0.976	1.029
7	124	0.909	0.982	8.0%	0.964	1.001
Lot Size	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
2000-4500	58	0.924	0.991	7.2%	0.964	1.018
4501-5000	34	0.935	0.977	4.5%	0.942	1.012
5001-6000	93	0.896	0.986	10.1%	0.964	1.008
6001-7000	57	0.918	0.999	8.9%	0.967	1.031
7001-8500	42	0.846	0.974	15.1%	0.940	1.008
8501-20000	45	0.888	0.976	9.9%	0.937	1.015

## USPAP Compliance

### **Client and Intended Use of the Appraisal:**

*This summary mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a summary mass appraisal report as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Cards, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

*The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.*

### **Definition and date of value estimate:**

#### **Market Value**

*The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)*

#### **Highest and Best Use**

WAC 458-12-330      **REAL PROPERTY VALUATION—HIGHEST AND BEST USE.**

*All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.*

*If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly*



*located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))*

*Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)*

### **Date of Value Estimate**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]*

*The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]*

*Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.*

### **Property rights appraised:**

#### **Fee Simple**

*The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*

### **Special assumptions and limiting conditions:**

*That no opinion as to title is rendered. Data on ownership and the legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions unless shown on the maps or property record cards. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*

*That no engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*

*That rental areas herein discussed have been calculated in accord with standards developed by the American Standards Association as included in Real Estate Appraisal Terminology.*

*That the projections included in this report are utilized to assist in the valuation process and are based on current market conditions, anticipated short term supply and demand factors, and a continued stable economy. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*

*That no responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*

*That the appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in our analysis to any potential diminution in value should such hazardous materials be found. We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*

*That no opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*

*That maps, plats, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*

*Exterior inspections were made of all properties however, due to lack of access few received interior inspections.*

*The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*

*We appraise fee simple interest in every property. Unless shown on the Assessor's parcel maps, we do not consider easements as adversely affecting property value.*

*We have attempted to segregate personal property from the real estate in our appraisals.*

*We have not appraised movable equipment or fixtures as part of the real estate. We have appraised identifiable permanently fixed equipment with the real estate in accordance with RCW 84.04.090 and WAC 458-12-010.*

*We have considered the effect of value of those anticipated public and private improvements of which we have common knowledge. We can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*

*The appraisers have no personal interest or bias toward any properties that they appraise.*

***Departure Provisions:***

***Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception***

SR 6-2 (g)

*The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions , encumbrances, leases, reservations , covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.*